

2026 UBPOA Annual Meeting Minutes Draft

Karen Adams called the meeting to order on May 23 at 10:06 am, at the Firehouse. Thirty people attended.

2025 Annual Meeting Minutes were approved after a motion from Kevin Chafin that was seconded by Chuck Roberts. Karen was introduced as president.

Mike Adam made a motion to nominate Jennifer Roberts as a member of the board; Kevin Chafin seconded and the vote was unanimous in favor. Jennifer Roberts reported that Kim Mathson and Belinda Marcum had volunteered to serve on the board and made a motion that they be approved. Janis Chafin seconded the motion and members voted unanimously to elect them to the board.

Guest Speakers followed, beginning with

1. Kurt Schumaker representing Firewise, discussing Fire Mitigation. He reported that NORA was clearing below power lines near Ticonderoga. On **June 6**, there will be a Firewise presentation at the Firehouse on home hardening, including assessment advice, insurance cost reduction, and other fire prevention measures. Information is posted on their website.

Other Important Dates to remember: **July 18** Volunteer Fire Department Open House with information and brisket dinner. Starts at 4:30 pm

July 19 Chipping event at your property if it is **new** slash, (NO ROCKS, NO PINE NEEDLES, NO METAL OR WIRE, NO HORNETS!!!) Branches and logs should be stacked along the road, with large ends pointing outward towards road, making it easier to grab. You must sign up at Brazosfirewise.com

Aug. 8 Chipping event at Fishtail Ranch. You can trailer your slash to them. If you need help with transport, contact Firewise.

To get rid of pine needles (PLEASE RAKE YOUR PROPERTY AND DISPOSE OF THESE HUGE FIRE SPREADERS), Russel's Gravel is still accepting "green waste" on Monday-Thursday 8 am-5:30 pm. Efforts are being made to hire Valerie to pick them up at your property if you don't have a truck or trailer. Piles of pine needles can not only spontaneously combust, they also prevent rain from saturating the ground.

2. Next Jake Collison represented the Volunteer Fire Department, reminding us that less fuel on the ground cuts down on the spread of fire. He reported that the fire

department is glad to have 12,000 gallons of water stored in 3 tanks as we face a horribly dry summer ahead. The department puts out a bi-monthly newsletter with fire prevention tips. The department has also posted signs with the QR code link to their website. Check it out! Additionally, **they are recruiting people of all ages.** While the younger men work the hoses and do the heavy lifting, others can serve as pump operators or help with chipping events. Training is free and is equal to what professional firefighters get.

In other good news, they received a state grant allowing for the purchase of a 4x4 pumper truck which will give access to harder to reach properties. It should arrive in October.

An extreme **BURN BAN** is in effect for the Brazos!!! NO EXCEPTIONS. By state law, this means no outdoor fires, period! No campfires, no fire pits, no propane grills, no blackstones, no barbeque pits, no butane heaters, no open flame! If you choose to break this rule, you can be arrested by the sheriff, and if any fire is caused, you will be liable for all fire department costs to extinguish it, as well as all property damage. "That could range in the millions." Because we are an overgrown forest area, fire is a huge threat, and all it takes is one fly-away ember. If you see someone breaking the ban, please, for the sake of all of us, report it.

Finally he thanked us for all our volunteers and donations to the department and reminded our community that financial donations are always needed.

3. Joe Carillo, from the Forest Service, addressed us through Chuck Roberts, who read Joe's report sent by email. Joe is heading up the "Defensible Space" program, financed by a state grant. Currently they are thinning out trees and removing dead trees and scrub oaks from Brazos properties that have applied to the program. Fifteen projects are underway or completed, with a projected total of 75 by the end of September. The process involves an initial site visit to consult over which trees need to be removed, followed by marking and a contract. Our ponderosas need to be thinned out. Our forests are overgrown. Contact the NM Forestry Department, whose office is at the end of 512.

NORA will be clearing State Highway 512 powerline right of ways from Chavez Creek to Corkins, beginning June 8. Expect lane closures and please cooperate. They are hoping to complete the job by the end of June.

Guest speakers were followed with a Treasurer's report given by Karen Adams. Expenditures last year ran higher than usual because we paid to have electricity run to the

pond so that aerators could be operated in an effort to clear the water. (\$5,800) Once the water is clear, the state will again stock it with trout. Electricity to the pond will cost us approximately \$900 per year, which will be a new expense. Additionally, property taxes for the pond and the lot with the UBPOA shed ran \$375, but will increase to \$460 next year.

About \$550 was spent on road repairs in 2025-26. The road fund has savings in it, and it is projected that we can spend up to \$5000 this year on road repairs. If your road needs work, please contact UBPOA.

The biggest price increase in the coming year will be insurance. This past year we spent \$3160 for Umbrella insurance and Board Liability insurance, but these rates will increase to \$3525 next year. The Labor Day picnic cost \$900, and will run a bit less this September 5, because of pot luck donations and reusable supplies. Office supplies, mailings, website, PO Box, and Business registration totaled almost \$700.

The bottom line: **we need 70 members at \$100 each to meet our budget for the coming year.** Additional donations, as well as donations to the pond fund and road fund are always appreciated. Please encourage neighbors to join UBPOA. We are working to protect and promote the beauty of the Brazos for everyone. Kevin Chafin moved to accept the Treasurer's Report and Mike Adam seconded the motion which passed unanimously.

You can now Zelle your UBPOA membership dues instead of mailing a check!!! It is easy!

1. Open your banking app and click on the Send/Zelle button.
2. Fill in recipient's name as UBPOA
3. When it asks for a phone number or email address of recipient, put info@upperbrazospoa.org
4. Fill in amount—if you want to donate more than the \$100 membership dues, please do. You can then email us with specific designation for your additional donation.

In closing, Jennifer Roberts summarized the 4 goals of UBPOA—the pond, the roads, communications (email notices and notebooks), and creating community (2 picnics/year) and neighbors working together. If you need help, ask!

Projects for the coming year were discussed, including road work (request it if you need it), and a possible bridge at the rough gap at the pond and a culvert and gravel in the driveway

at the pond. Chuck Roberts and Teri Fahs are working to solve the leak in the pond's southern edge and the clearing of the murkiness.

IMPORTANT ANNOUNCEMENT: The Labor Day Picnic will be held on Saturday, September 5, from 5-7 pm. Same location as last year—the Stavig's lot on Cielo Azul. Watch for emails. The menu will be different, because we can't grill, but we are hoping people will bring side dishes to go with the pulled pork sandwiches, and the dessert contest will be even bigger and better. Not to mention the door prizes, games, water balloon fight, and team trivia competition. Congratulations to last year's winners—Turkey Trot!

Volunteers from the past year were recognized: Meredith Pond, Chuck Roberts, Teri Fahs, Kurt Schumacher, Chris Dennison, Amanda and Mark Stavig.

The meeting was adjourned at 11:08, followed by a Chili luncheon put on by UBPOA.

Submitted by Jennifer Roberts, May 26, 2026